



**CITY COUNCIL MEETING MINUTES**  
 Richfield, Minnesota  
**Special City Council Work Session**

**April 25, 2017**

**CALL TO ORDER**

The work session was called to order by Mayor Elliott at 5:17 p.m. in the Bartholomew Room.

*Council Members Present:* Pat Elliott, Mayor; Edwina Garcia; Maria Regan Gonzalez; and Michael Howard

*Staff Present:* Steven L. Devich, City Manager; Mary Tietjen, City Attorney; Pam Dmytrenko, Assistant City Manager/HR Manager; Jared Voto, Executive Aide/Analyst

<b>Item #1</b>	<b>DISCUSSION OF THE PREFERRED COMPOSITION OF THE BOARD OF COMMISSIONERS OF THE PROSPECTIVE ECONOMIC DEVELOPMENT AUTHORITY</b>
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City Manager/Executive Director Steve Devich introduced the topic of the composition of the proposed Economic Development Authority (EDA). He stated the two most likely options were the City Council or the Housing and Redevelopment Authority (HRA) as the EDA Board and asked for Council feedback.

Council Members Regan Gonzalez and Howard discussed the work of the EDA would be similar to the HRA and thought that was the best fit.

Council Member Garcia asked about the possibility of the City Council as the EDA Board for a few years and then transfer responsibility it to the HRA. City Manager/Executive Director Devich responded that was a possibility.

Mayor Elliott asked about establishing the EDA with the HRA as the Board and having the City Council “co-sign” on projects. City Attorney Tietjen responded and believed there would be some discretion to do this in the enabling ordinance. City Manager/Executive Director Devich discussed the adoption of the EDA’s tax levy and its selection of projects, as it relates to the City Council “co-signing”. Council Members agreed the EDA should have the sole authority to establish the levy and wanted the joint decision-making on the use of the funds.

Mayor Elliott asked about terms for the EDA Board. City Attorney Tietjen responded that the terms are covered in the Statute. Council Members discussed term limits and decided the leave it open to the City Council’s discretion, as they select the members of the Board.

**ADJOURNMENT**

The work session was adjourned by unanimous consent at 5:29 p.m.

Date Approved: May 9, 2017

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Pat Elliott  
Mayor

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Jared Voto  
Executive Aide/Analyst

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Steven L. Devich  
City Manager

# CITY COUNCIL MEETING MINUTES

Richfield, Minnesota



## Special Concurrent City Council and Housing and Redevelopment Authority Work Session

April 25, 2017

<b>CALL TO ORDER</b>
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The concurrent work session was called to order by Mayor Elliott at 5:37 p.m. in the Bartholomew Room.

*Council Members Present:* Pat Elliott, Mayor; Edwina Garcia; Michael Howard; and Maria Regan Gonzalez.

*HRA Members Present:* Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein; and Sue Sandahl.

*Staff Present:* Steven L. Devich, City Manager/Executive Director; and John Stark, Community Development Director; Pam Dmytrenko, Assistant City Manager/HR Manager; Mary Tietjen, City Attorney; Jared Voto, Executive Aide/Analyst.

<b>Item #1</b>	<b>PRESENTATION AND DISCUSSION REGARDING AFFORDABLE HOUSING</b>
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Mayor Elliott addressed the audience and introduced principals from Aeon to the audience. The members of the Aeon team introduced themselves.

Eric Schnell, Chief Operating Officer for Aeon, spoke about the purchase of Seasons Park and the work they do to keep units affordable.

Christine Hart, Community Developer at Community Action Partnership of Southern Hennepin (CAPSH), introduced herself and other presenters, Lisa Horn, CEO of VEAP, and Lael Robertson, Staff Attorney with the Housing Justice Center. Hart provided an overview of the upcoming discussion on the trends in affordable housing and talked about the consortium of 20 service providers in Hennepin County that came together a year and a half ago, known as the Suburban Hennepin Housing Coalition, which is looking at issues in suburban Hennepin and trying to find gaps in the services they provide.

Horn discussed who VEAP serves as a basic need social service agency. VEAP is an active member of the Suburban Hennepin Housing Coalition and works closely with Hennepin County in providing integrated services. She discussed the issues VEAP are seeing with their clients; the work they do to help clients and working with an affordability and accessibility problem in housing; helping clients navigate with landlords; and keeping people within their communities. She also spoke about the need for a comprehensive approach to this issue.

Hart noted an information guide that was handed out and discussed information on it, including that 73% of rental housing in Richfield was naturally occurring affordable housing.

Robertson discussed the Housing Justice Center, a non-profit law firm, which has been working with cities and counties to keep and create safe, suitable, and dignified affordable housing.

She discussed the rental/housing market is a very tight currently in the Twin Cities area. She discussed options that Richfield could implement, including:

- Identification of buildings and documenting the problem;
- Advance notice period;
- Help preservation to buy at risk buildings;
- Right of first refusal;
- Local programs offering rehab financing in return for affordability commitments;
- 4d property tax program;
- Prohibition of Section 8 discrimination;
- For cause eviction;
- Incentives to address landlords concerns about renting to certain groups of tenants;
- Inclusionary housing;
- Increasing local government leverage through zoning; and
- Rental assistance.

Hart further discussed having strong and proactive language in the comprehensive plan about affordable housing. Robertson added that the comprehensive plan is a tool to layout Richfield's values and what we want Richfield to look like in the future.

Mayor Elliott invited Hennepin County Commissioner Debbie Goettel to speak from the County's perspective. Commissioner Goettel spoke regarding the difficulty of instable housing, shared handouts of County programs available to residents, a new program called the Naturally Occurring Affordable Housing Fund, and the need to identify at-risk buildings that provide affordable housing currently. Mayor Elliott commented he thought the County is a more viable partner and better resource in the current political climate.

Council Member/Commissioner Howard thanked everyone for attending, stated we should continue the conversation, and suggested Richfield hold a forum on housing, similar to a forum Eden Prairie held in their community.

Council Member Regan Gonzalez thanked everyone for attending and agreed with the forum on housing and asked the Council and staff to review the list of options available.

Council Member Garcia thanked everyone for attending and agreed that everyone needs to be on the same page to form sound policy moving forward.

Council Members and HRA Commissioners all thanked the presenters for the information and allowing them to look proactively at the issue and thanked those in attendance at the work session.

<b>ADJOURNMENT</b>
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The concurrent work session was adjourned by unanimous consent at 6:43 p.m.

Date Approved: May 9, 2017

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Pat Elliott  
Mayor

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Jared Voto  
Executive Aide/Analyst

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Steven L. Devich  
City Manager



# CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

## Special City Council Work Session

April 25, 2017

**CALL TO ORDER**

The work session was called to order by Mayor Elliott at 6:45 p.m. in the Fred Babcock Room.

*Council Members Present:* Pat Elliott, Mayor; Edwina Garcia; Maria Regan Gonzalez; and Michael Howard

<b>Item #1</b>	<b>DISCUSSION OF TRANSPORTATION COMMISSION APPOINTMENT</b>
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Council Members reviewed application materials and discussed appointment of one adult member to the Transportation Commission.

**ADJOURNMENT**

The work session was adjourned by unanimous consent at 6:58 p.m.

Date Approved: May 9, 2017

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Pat Elliott  
Mayor

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Jared Voto  
Executive Aide/Analyst

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Steven L. Devich  
City Manager



# CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

April 25, 2017

### CALL TO ORDER

The meeting was called to order by Mayor Elliott at 7:01 p.m. in the Council Chambers.

*Council Members Present:* Pat Elliott, Mayor; Edwina Garcia; Michael Howard; and Maria Regan Gonzalez.

*Staff Present:* Steven L. Devich, City Manager; Mary Tietjen, City Attorney; John Stark, Community Development Director; Kristin Asher, Public Works Director; and Jared Voto, Executive Aide/Analyst.

### PLEDGE OF ALLEGIANCE

Mayor Elliott led the Pledge of Allegiance.

Item #1	<b>PRESENTATION BY THE RICHFIELD STEM/DUAL LANGUAGE SCHOOL COMBINED 5TH GRADE CHOIR</b>
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The Richfield STEM/Dual Language Combined 5th Grade Choir sang three songs.

### OPEN FORUM

Steve Unowsky, Richfield Public Schools Superintendent, 5018 Emerson, Minneapolis, spoke regarding schools and city partnership and support of residents of Richfield.

Eric Schnell, Aeon, 901 N 3rd St, Suite 150, Minneapolis, spoke regarding Seasons Park apartments.

Camillo DeSantis, 6501 Wood Lake Drive #901, spoke regarding affordable housing and the Richfield Housing and Redevelopment Authority.

Sue Phillips, MICAH Executive Director, 463 Marie, St. Paul, spoke regarding affordable housing.

Eric Hauge, Homeline, 3455 Bloomington Ave, Minneapolis, spoke regarding affordable housing and the Concierge's Council Memo.

Esmeralda Ponce Gonzalez, 716 E 78th St #202, spoke regarding Homeline and their housing difficulties after a fire.

**APPROVAL OF MINUTES**

M/Garcia, S/Regan Gonzalez to approve the minutes of the Regular City Council Meeting of April 11, 2017.

Motion carried 4-0.

<b>Item #2</b>	<b>PRESENTATION OF PROCLAMATION DESIGNATING EARTH DAY/ARBOR MONTH/TREE CITY USA</b>
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Mayor Elliott read the proclamation. Karen Shragg, Wood Lake Nature Center Manager, stated 82 people attended the event on Sunday, April 23.

<b>Item #3</b>	<b>PRESENTATION OF THE RICHFIELD TOURISM PROMOTION BOARD, INC. AUDITED FINANCIAL REPORT FOR YEAR-END DECEMBER 31, 2015 AND DECEMBER 31, 2016.</b>
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Lori Nelson, RTPB Executive Director presented the audit report to the City Council. She stated it was a clean audit from their auditor, La Fayette, Melssen & Plath, LTD., and stated they were presented best practices from their auditor for Board transparency.

<b>Item #4</b>	<b>COUNCIL DISCUSSION</b> <ul style="list-style-type: none"> <li>• Hats Off to Hometown Hits</li> </ul>
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Council Member Garcia discussed the study session held earlier in the evening and because of open meeting law requirements she suggested residents reach out to City staff with concerns or issues.

Council Member Regan Gonzalez thanked those in attendance and discussed the sale of Seasons Park.

Council Member Howard thanked those in attendance and discussed the sale of Seasons Park.

Mayor Elliott invited everyone in attendance to the Veterans Park clean-up on Saturday, April 29.

<b>Item #5</b>	<b>APPROVAL OF THE AGENDA</b>
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Council Member Howard requested to add an item.

M/Howard, S/Garcia to add an item to the agenda for the appointment of a member to the Transportation Commission.

Motion carried 4-0.

M/Howard, S/Regan Gonzalez to approve the amended agenda.

Motion carried 4-0.

<b>Item #6</b>	<b>CONSENT CALENDAR</b>
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City Manager Devich presented the Consent Calendar.

- A. Consideration of the approval of resolutions for reimbursement of certain expenditures from the proceeds of reconstruction bonds to be issued by the City for the 66th Street Reconstruction and 6-Year Mill and Overlay projects. (S.R. NO. 69)

RESOLUTION NO. 11355  
 A RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY OF RICHFIELD TO REIMBURSE CERTAIN EXPENDITURES FROM THE PROCEEDS OF BONDS TO BE ISSUED BY THE CITY WITH RESPECT TO THE 66TH STREET RECONSTRUCTION PROJECT

This resolution appears as Resolution No. 11355.

RESOLUTION NO. 11356  
 A RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY OF RICHFIELD TO REIMBURSE CERTAIN EXPENDITURES FROM THE PROCEEDS OF BONDS TO BE ISSUED BY THE CITY WITH RESPECT TO THE 6-YEAR MILL AND OVERLAY PROJECT

This resolution appears as Resolution No. 11356.

M/Garcia, S/Regan Gonzalez to approve the consent calendar.

Motion carried 4-0.

<b>Item #7</b>	<b>CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR</b>
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None.

<b>Item #8</b>	<b>CONSIDERATION OF THE APPROVAL OF A RESOLUTION DIRECTING XCEL ENERGY TO UNDERGROUND OVERHEAD UTILITIES ALONG 66TH STREET BETWEEN XERXES AVENUE AND 16TH AVENUE AND SUPPORT THE RECOVERY OF \$1,325,000 TO XCEL ENERGY THROUGH A SURCHARGE TO THE CITY'S RATEPAYERS. (S.R. NO. 70)</b>
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Mayor Elliott presented Staff Report No. 70.

M/Elliott, S/Garcia to approve a resolution directing Xcel Energy to underground overhead utilities along 66th Street between Xerxes Avenue and 16th Avenue and support the recovery of \$1,325,000 to Xcel Energy through a surcharge to the City's ratepayers.

RESOLUTION NO. 11357  
RESOLUTION DIRECTING XCEL ENERGY TO UNDERGROUND  
OVERHEAD UTILITIES ALONG 66TH STREET BETWEEN XERXES  
AVENUE TO 16TH AVENUE

Motion carried 4-0. This resolution appears as Resolution No. 11357.

<b>Item #9</b>	<b>CONSIDERATION OF THE APPOINTMENT OF AN ADULT MEMBER TO THE TRANSPORTATION COMMISSION</b>
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M/Howard, S/Elliott to appoint Wesley Dunser to fill a vacancy on the Transportation Commission with a term expiring January 31, 2018.

Motion carried 4-0.

<b>Item #10</b>	<b>CITY MANAGER'S REPORT</b>
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Public Works Director Asher discussed receiving the Environmental Stewardship Award for Urban Context Sensitive Solutions from the Minnesota Department of Transportation for the *Sweet Streets* Portland Avenue Reconstruction project.

Council Members commented on the Portland Avenue project and agreed they were proud of the results.

<b>Item #11</b>	<b>CLAIMS AND PAYROLLS</b>
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M/Garcia, S/Elliott that the following claims and payrolls be approved:

<b>U.S. Bank</b>		<b>04/25/17</b>
A/P Checks: 258309 - 258650	\$	1,241,713.32
Payroll: 127032 - 127343		<u>677,961.89</u>
TOTAL	\$	1,919,675.21

Motion carried 4-0.

**OPEN FORUM**

Adam Burnside, 6314 12th Ave, spoke regarding the termination of police officer Nate Kinsey.

Arely Naranjo Zavala, 7720 4th Ave S, spoke regarding Homeline and Seasons Park apartments.

Linda Soderstrom, 5277 W 82nd St #235, Bloomington, spoke regarding affordable housing and being a former tenant of Crossroads at Penn.

Owen Duckworth, Coalition Organizer for Alliance for Metropolitan Stability, 2525 E Franklin Ave, Minneapolis, spoke regarding Seasons Park and affordable housing in Richfield.

Cristal Vargas, 728 E 78th St #203, spoke regarding Seasons Park.

Lisa Hendricks, Executive Director of Partnership Academy, 205 E 77th St, spoke regarding affordable housing in Richfield.

Jonathan Ceballos Gonzalez, educator at Partnership Academy, 6431 Grand Ave S, spoke regarding Seasons Park.

Kellen Roberts, teacher at Partnership Academy, 3124 Columbus Ave, Minneapolis, spoke regarding Seasons Park.

Bernard Campbell, 800 W 65th St, spoke regarding being a former tenant of Crossroads at Penn and the problem of displacement when it became the Concierge apartments.

Itzel Naranjo Zavala, 7720 4th Ave S, spoke regarding living in Seasons Park apartments.

<b>Item #12</b>	<b>ADJOURNMENT</b>
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The City Council Meeting was adjourned by unanimous consent at 8:39 p.m.

Date Approved: May 9, 2017

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Pat Elliott  
Mayor

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Jared Voto  
Executive Aide/Analyst

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Steven L. Devich  
City Manager